86-277-A MARSE 3E PETITION FOR ZONING VARIANCE PETITION FOR VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 12th Election District The undersigned, legal officer(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for ZONING DESCRIPTION Variance from Section 1807 C.1,303.1 to permit a front setback of 231 E LOCATION: Southwest side of Brookview Road, 873 feet Northwest in lieu of the required average 27'. of Holabird Avenue (1770 Brookview Road) Beginning at a point on the Southwest side of Brookview DATE AND TIME: Thursday, January 16, 1986 at 10.00 a.m. Road (50' wide) 873' Northwest of Holabird Avenue and being of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Room 106, County Office Building, 111 West Chesapeake PUBLIC HEARING: Avenue, Towson, Maryland No. 1770 as shown on the plat of "Brookview", which is I would like to enclose the existing porch to enlarge the living The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: recorded in the Land Records of Baltimore County in Liber 12, area in this small house. Folio 108. Known as 1770 Brookview Road in the 12th Election Property is to be posted and advertised as prescribed by Zoning Regulations. District. Petition for Variance from Section 1802.3C.1, 303.1 to permit I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. a front yard setback of 20 feat in lieu of the required average I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Donna Jean Bayne Being the property of the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the Legal Owner(s): Contract Purchaser: Donna Jean Bayne (Type or Print Name) (Type or Print Name)-Donno hearing set above or made at the hearing. BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY City and State W-962-4564 Attorney for Petitioner: 1770 Brookview Road 301 285-4839 Baltimore, MD 21222 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Bob Giller, Highland Euilders Name 2123 Stillwater Road City and State Eldersburg, MD 21784 301 795-0134 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_loth\_\_\_\_\_ day pecember , 1985 , that the subject matter of this petition be advertised, as quirted by the Zoning Law of Baltimore County, in two newspapers of general circulation through-CERTIFICATE OF PUBLICATION Before County, that property be posted, and that the public hearing be had before the Zoning ministroner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Dundalk Eagle CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 84-277-# 38 N. Dundalk Ave. December 27, Dundalk, Md. 21222 THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #72387 - Req. #L Date of Posting /3/26/85 District 12th Posted for: Variance 84107 - 73 lines @ \$29.20. Petitioner: Donna Joon Bayne was inserted in The Dundalk Eagle a weekly news-Location of property: 56/5 Brookviow Rd., 873' NW/Holobird Avo. paper published in Baltimore County, Maryland, once a week 1770 Brook visio Rd. Successive weeks before the BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 Location of Signer Factoring Brookvision Rd., Approp. 15 Fr. roadway on  $19_{65}$ ; that is to say, proporty of lotitionion 25th day of sued within the thirty (30) ray superasued within the thirty (30) ray superaperiod. The Zoning Commissioner will,
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hearing set above or made at the
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BY ORDER OF December the same was inserted in the issues of Dec. 24, 1985 : BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ARNOLD JABLON ZONING COMMISSIONER SW/S Brookview Rd., 873' OF BALTIMORE COUNTY NW of Holabird Ave. (1770 Brookview Rd.), January 2, 1986 12th District DONNA JEAN BAYNE, Petitioner : Case No. 86-277-A Kimbel Publication, Inc. ::::::: Ms. Donna Jean Zayne 1770 Brookview Road ENTRY OF APPEARANCE Baltimore, Maryland 21222 Re: Petition for Variance SW/S Brookview Road, 873 NW of Holabird Avenue (1770 Brookview Road) Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or 12th Election District CERTIFICATE OF PUBLICATION Donna Jean Bayne, Petitioner Case No. 86-277-A other proceedings in this matter and of the passage of any preliminary or final Order. December 26 Phyllis Cole Friedman
People's Counsel for Baltimore County This is to advise you that \$58.75 is due for advertising and posting of the above property. This fee must be paid before an LOCATION: Southwest side of Brookview Road, 873 feet Northwest of Holabird Awanne (1770 Brookview THIS IS TO CERTIFY, that the annexed advertisement was Road)
DATE AND TIME: Thursday, January 16, 1986 at 10:00 s.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesspeake Avenue, Towson, published in THE JEFFERSONIAN, a weekly newspaper printed THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. and published in Towson, Baltimore County, Md., appearing on December 26 1985 Do <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1B02.3C.1, 303.1 to permit a front Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House BALTIMORE COUNTY, MARYLAND No. 012360 OFFICE OF FINANCE - REVENUE DIVISION Please make the check payable to Baltimore County, Maryland, and remit MISCELLANEOUS CASH RECEIPT Towson, MD 21204 THE JEFFERSONIAN, ing, Towson, Maryland equired average of 27 feet.

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In the event that this Petition is OFFICE OF FINANCE - REVENUE DIVISION I HEREBY CERTIFY that on this 17th day of December, 1935, a copy MISCELLANEOUS CASH RECEIPT AMOUNT \$ 35.00 of the foregoing Entry of Appearance was mailed to Donna J. Bayne, 1770 R-01-1015-000 Brookview Rd., Baltimore, MD 21222, Petitioner; and Bob Gillen, Highland Cost of Advertising AMOUNT \$ 58. 75 shove or made at the hearing. Builders, 2123 Stillwater Rd., Eldersburg, MD 21784, who requested By Order Of ARNOLD JABLON, Zoning Commissioner of Baltimore County 24.75 Vaniouse # 179 RECEIVED Donna Chan Brine notification. B . - B # \$1 \* \* \* \* \* 35 # 6 \$ \$1 # # 72 F Advertising & proling re Gase No. 86-277A Peter Max Zimmerman VALIDATION OR SIGNATURE OF CASHIER

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Thank you for your consideration. for returning, said property to its original condition. Thursday, January 16, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland re: Variance # 179 Dear Sir: cc: Ms. Donna Jean Bayne Donna Bayne People's Counsel On 11-1-85 I applied for a variance. To enclose my front porch of my home. I would like to hove my case expedited due to hardship. My home is 45 years old and very confined. There are I people now diving in this small bungalow without a bask-ment. Since there is no basement or den, I wanted to extend my living room to the front porch. CEIVED BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204
494-J211 December 18, 1985 BALTIMORE COUNTY, MARYLAND NORMAN E. GERBER ELECTOR Ms. Donna Jean Bayne COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 1770 Brookview Road Baltimore, Maryland 21222 INTER-OFFICE CORRESPONDENCE Arnold Jablon RE: Item No. 179 - Case No. 86-277-A December 30, 1985 70 Zoning Commissioner Mr. Arnold Jablen Petitioner - Donna J. Bayne DECEMBER 13, 1985 Zoning Commissioner County Office Building Towson, Maryland 22203 A STATE OF THE STA Variance Petition Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning MEMBERS Dear Ms. Bayne: Re: Zoning Advisory Meeting of NOWEMBER 17, 1985

Item + 179

Property Owner: Downs J. BAYNE
Location: SW/SIDE BROOKVIEW RD. 873 Bureau of SUBJECT Zoning Petitions No. 86-271-A, 86-275-A, 86-277-A, 86-278-A, The Zoning Plans Advisory Committee has reviewed the plans sub-Department of 86-279-A and 86-280-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING mitted with the above-referenced petition. The following comments Dear Mr. Jablon: ULLOF HOLDBIRD AUZ. are not intended to indicate the appropriateness of the zoning action County Office Building
11 7. Chesapeake Avenue
Towson, Maryland 21204 The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are requested, but to assure that all parties are made aware of plans or Bureau of Fire Prevention problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with Health Department ( )There are no site planning factors requiring comment.

( )A County Review Group Meeting is required.

( )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

( )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

( )A record plat will be required and must be recorded prior to issuance of a building permit.

( )The access is not satisfactory.

( )The circulation on this site is not ratisface. the Zoning Commissioner with recommendations as to the suitability of Your petition has been received and accepted for filing this 10th day of December \_\_\_\_\_, 19 85. Project Planning There are no comprehensive planning factors requiring comment the requested zoning. Building Department on these petitions. Enclosed are all comments submitted from the members of the Board of Education Committee at this time that offer or request information on your Zoning Administration petition. If similar comments from the remaining members are received, Industrial I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was a cepted for filing on the date of the enclosed filing certificate and a hearing The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. Parking calculations must be shown on the plan.
This property contains soils which are defined as wetlands, and development on these soils is prohibited.
Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development scheduled accordingly. Zoning Commissioner Very truly yours, NEG:JGH:slm James C. h) Regulations.

Development of this site may constitute a potential conflict with the Saltimore County Master Plan.

The amended Development Plan was approved by the Planning Joard Petitioner Chairman, Zoning Plans Petitioner's Advisory Committee Attorney JAMES E. DYER On

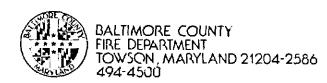
)Landscaping: Must comply with Baltimore County Landscape Manual.

()The property is located in a deficient service area as defined by Baltimore County Landscape Manual.

Sill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service Chairman Zoning Plans Advisory Committee JED:nr ( )The property is located in a trarric area controlled by a "O" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas Enclosures are re-evaluated inmustry by the County Council. Additional comments: Eugene A. Bober Chier, Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it

THE & HALL



PAUL H. REINCKE CHIEF

November 22, 1985

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Donna J. Bayne

Location:

SW sideBrookview Road, 873' NW Holabird Road

Item No.:

Zoning Agenda: Meeting of November 19, 1985

## Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.

( ) 3.	The vehicle dead	end condition shown a	et

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.

(	)	7.	The Fir	e Prevention	Bureau	has no	comme	nts, at	this	time.		. '/
			<i>γ</i> ο α	e Prevention		Noted	and		the	ノチ	O'K	rik

Planning Group

Fire Prevention Bureau

Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

December 16, 1985

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Comments on Item # 179 Zoning Advisory Committee Meeting are as follows:

Donna J. Bayne

SW side Brookview Road, 873' NW of Holabird Avenue 12th.

APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code :a adopted by Council Bill #17-85, the Maryland Code for the Handicapped and aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B.) A b . ding and other miscellaneous permits shall be required before the start of any construction.

- Residential: Two sets of construction drawings are required to file a parmit application. The seal of a egistered in Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-L Single Family Detached Deellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table h01, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an intuitor lot line.
- F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_, GF the Beltinore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing for intuiting is to be altered in order to comply with the sale requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Uses.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Biverine. Please see the attached copy of Section 516.0 of the B. Iding Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for Top lot and the finish floor levels including basement.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeaks Avenue, Towson, Maryland 21204. Marks & Sumham

By: C. E. Burnhem, Chief Building Plans Review



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENC
TOWSON, MARYLAND 21204 DEPARTMENT OF TRAFFIC ENGINEERING

STEPHEN E. COLLINS DIRECTOR

Janaury 7, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. Property Owner: Location: Existing Zoning: Proposed Zoning:

Meeting of November 16, 1985

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178 (179) 180, and 181.

Traffic Engineer Associate II

MSF/bld

SEJE UM 12/1/56 lvicinity MoP Plat For Zoning Variance owner- Donna Jean Baylie District 12 zoned D.R. 5.5 545°-57'-40"E.50' Address 1770 Story Frame money. + OPEN 873,26' to Hobbin BrookView Public Water + Sewage Exist in Brookview Road

1/16

86-277-A MARSE 3E PETITION FOR ZONING VARIANCE PETITION FOR VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 12th Election District The undersigned, legal officer(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for ZONING DESCRIPTION Variance from Section 1807 C.1,303.1 to permit a front setback of 231 E LOCATION: Southwest side of Brookview Road, 873 feet Northwest in lieu of the required average 27'. of Holabird Avenue (1770 Brookview Road) Beginning at a point on the Southwest side of Brookview DATE AND TIME: Thursday, January 16, 1986 at 10.00 a.m. Road (50' wide) 873' Northwest of Holabird Avenue and being of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Room 106, County Office Building, 111 West Chesapeake PUBLIC HEARING: Avenue, Towson, Maryland No. 1770 as shown on the plat of "Brookview", which is I would like to enclose the existing porch to enlarge the living The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: recorded in the Land Records of Baltimore County in Liber 12, area in this small house. Folio 108. Known as 1770 Brookview Road in the 12th Election Property is to be posted and advertised as prescribed by Zoning Regulations. District. Petition for Variance from Section 1802.3C.1, 303.1 to permit I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. a front yard setback of 20 feat in lieu of the required average I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Donna Jean Bayne Being the property of the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the Legal Owner(s): Contract Purchaser: Donna Jean Bayne (Type or Print Name) (Type or Print Name)-Donno hearing set above or made at the hearing. BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY City and State W-962-4564 Attorney for Petitioner: 1770 Brookview Road 301 285-4839 Baltimore, MD 21222 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Bob Giller, Highland Euilders Name 2123 Stillwater Road City and State Eldersburg, MD 21784 301 795-0134 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_loth\_\_\_\_\_ day pecember , 1985 , that the subject matter of this petition be advertised, as quirted by the Zoning Law of Baltimore County, in two newspapers of general circulation through-CERTIFICATE OF PUBLICATION Before County, that property be posted, and that the public hearing be had before the Zoning ministroner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Dundalk Eagle CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 84-277-# 38 N. Dundalk Ave. December 27, Dundalk, Md. 21222 THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #72387 - Req. #L Date of Posting /3/26/85 District 12th Posted for: Variance 84107 - 73 lines @ \$29.20. Petitioner: Donna Joon Bayne was inserted in The Dundalk Eagle a weekly news-Location of property: 56/5 Brookviow Rd., 873' NW/Holobird Avo. paper published in Baltimore County, Maryland, once a week 1770 Brook visio Rd. Successive weeks before the BALTIMORE COUNTY
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Item + 179

Property Owner: Downs J. BAYNE
Location: SW/SIDE BROOKVIEW RD. 873 Bureau of SUBJECT Zoning Petitions No. 86-271-A, 86-275-A, 86-277-A, 86-278-A, The Zoning Plans Advisory Committee has reviewed the plans sub-Department of 86-279-A and 86-280-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING mitted with the above-referenced petition. The following comments Dear Mr. Jablon: ULLOF HOLDBIRD AUZ. are not intended to indicate the appropriateness of the zoning action County Office Building
11 7. Chesapeake Avenue
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( )A County Review Group Meeting is required.

( )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

( )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

( )A record plat will be required and must be recorded prior to issuance of a building permit.

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Parking calculations must be shown on the plan. Parking calculations must be shown on the plan.
This property contains soils which are defined as wetlands, and development on these soils is prohibited.
Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development scheduled accordingly. Zoning Commissioner Very truly yours, NEG:JGH:slm James C. h) Regulations.

Development of this site may constitute a potential conflict with the Saltimore County Master Plan.

The amended Development Plan was approved by the Planning Joard Petitioner Chairman, Zoning Plans Petitioner's Advisory Committee Attorney JAMES E. DYER On

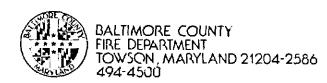
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Pursuant to the advertisement, posting of property, and public hearing on the Petition and it

THE & HALL



PAUL H. REINCKE CHIEF

November 22, 1985

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Donna J. Bayne

Location:

SW sideBrookview Road, 873' NW Holabird Road

Item No.:

Zoning Agenda: Meeting of November 19, 1985

## Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.

( ) 3.	The vehicle dead	end condition shown a	et

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.

(	)	7.	The Fir	e Prevention	Bureau	has no	comme	nts, at	this	time.		. '/
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Planning Group

Fire Prevention Bureau

Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

December 16, 1985

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Comments on Item # 179 Zoning Advisory Committee Meeting are as follows:

Donna J. Bayne

SW side Brookview Road, 873' NW of Holabird Avenue 12th.

APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code :a adopted by Council Bill #17-85, the Maryland Code for the Handicapped and aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B.) A b . ding and other miscellaneous permits shall be required before the start of any construction.

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- F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_, GF the Beltinore County Building Code.
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By: C. E. Burnhem, Chief Building Plans Review



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENC
TOWSON, MARYLAND 21204 DEPARTMENT OF TRAFFIC ENGINEERING

STEPHEN E. COLLINS DIRECTOR

Janaury 7, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. Property Owner: Location: Existing Zoning: Proposed Zoning:

Meeting of November 16, 1985

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178 (179) 180, and 181.

Traffic Engineer Associate II

MSF/bld

SEJE UM 12/1/56 Ivicinity MOP Plat For Zoning Variance owner- Donna Jean Baylie District 12 zoned D.R. 5.5 545°-57'-40"E.50' Address 1770 Story Frame money. + OPEN 873,26' to Hobbin BrookView Public Water + Sewage Exist in Brookview Road

1/16

86-277-A MARSE 3E PETITION FOR ZONING VARIANCE PETITION FOR VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 12th Election District The undersigned, legal officer(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for ZONING DESCRIPTION Variance from Section 1807 C.1,303.1 to permit a front setback of 231 E LOCATION: Southwest side of Brookview Road, 873 feet Northwest in lieu of the required average 27'. of Holabird Avenue (1770 Brookview Road) Beginning at a point on the Southwest side of Brookview DATE AND TIME: Thursday, January 16, 1986 at 10.00 a.m. Road (50' wide) 873' Northwest of Holabird Avenue and being of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Room 106, County Office Building, 111 West Chesapeake PUBLIC HEARING: Avenue, Towson, Maryland No. 1770 as shown on the plat of "Brookview", which is I would like to enclose the existing porch to enlarge the living The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: recorded in the Land Records of Baltimore County in Liber 12, area in this small house. Folio 108. Known as 1770 Brookview Road in the 12th Election Property is to be posted and advertised as prescribed by Zoning Regulations. District. Petition for Variance from Section 1802.3C.1, 303.1 to permit I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. a front yard setback of 20 feat in lieu of the required average I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Donna Jean Bayne Being the property of the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the Legal Owner(s): Contract Purchaser: Donna Jean Bayne (Type or Print Name) (Type or Print Name)-Donno hearing set above or made at the hearing. BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY City and State W-962-4564 Attorney for Petitioner: 1770 Brookview Road 301 285-4839 Baltimore, MD 21222 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Bob Giller, Highland Euilders Name 2123 Stillwater Road City and State Eldersburg, MD 21784 301 795-0134 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_loth\_\_\_\_\_ day pecember , 1985 , that the subject matter of this petition be advertised, as quirted by the Zoning Law of Baltimore County, in two newspapers of general circulation through-CERTIFICATE OF PUBLICATION Before County, that property be posted, and that the public hearing be had before the Zoning ministroner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Dundalk Eagle CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 84-277-# 38 N. Dundalk Ave. December 27, Dundalk, Md. 21222 THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #72387 - Req. #L Date of Posting /3/26/85 District 12th Posted for: Variance 84107 - 73 lines @ \$29.20. Petitioner: Donna Joon Bayne was inserted in The Dundalk Eagle a weekly news-Location of property: 56/5 Brookviow Rd., 873' NW/Holobird Avo. paper published in Baltimore County, Maryland, once a week 1770 Brook visio Rd. Successive weeks before the BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 Location of Signer Factoring Brookvision Rd., Approp. 15 Fr. roadway on  $19_{65}$ ; that is to say, proporty of lotitionion 25th day of sued within the thirty (30) ray superasued within the thirty (30) ray superaperiod. The Zoning Commissioner will,
horized entertain any request for a
horized entertain any request for a
horized the insuance of said permit
during the insuance of said permit
during this period for good cause
shown. Such request must be reshown. Such request must be received in writing by the date of the
hearing set above or made at the
hearing.

BY ORDER OF December the same was inserted in the issues of Dec. 24, 1985 : BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ARNOLD JABLON ZONING COMMISSIONER SW/S Brookview Rd., 873' OF BALTIMORE COUNTY NW of Holabird Ave. (1770 Brookview Rd.), January 2, 1986 12th District DONNA JEAN BAYNE, Petitioner : Case No. 86-277-A Kimbel Publication, Inc. ::::::: Ms. Donna Jean Zayne 1770 Brookview Road ENTRY OF APPEARANCE Baltimore, Maryland 21222 Re: Petition for Variance SW/S Brookview Road, 873 NW of Holabird Avenue (1770 Brookview Road) Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or 12th Election District CERTIFICATE OF PUBLICATION Donna Jean Bayne, Petitioner Case No. 86-277-A other proceedings in this matter and of the passage of any preliminary or final Order. December 26 Phyllis Cole Friedman
People's Counsel for Baltimore County This is to advise you that \$58.75 is due for advertising and posting of the above property. This fee must be paid before an LOCATION: Southwest side of Brookview Road, 873 feet Northwest of Holabird Awanne (1770 Brookview THIS IS TO CERTIFY, that the annexed advertisement was Road)
DATE AND TIME: Thursday, January 16, 1986 at 10:00 s.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesspeake Avenue, Towson, published in THE JEFFERSONIAN, a weekly newspaper printed THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. and published in Towson, Baltimore County, Md., appearing on December 26 1985 Do <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1B02.3C.1, 303.1 to permit a front Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House BALTIMORE COUNTY, MARYLAND No. 012360 OFFICE OF FINANCE - REVENUE DIVISION Please make the check payable to Baltimore County, Maryland, and remit MISCELLANEOUS CASH RECEIPT Towson, MD 21204 THE JEFFERSONIAN, ing, Towson, Maryland equired average of 27 feet.

Being the property of Donna Jens
Beyne as shown on the plat filed with 01-615-000 BALTIMORE COUNTY, MARYLAND No. 016194 he Zoning Office.
In the event that this Petition is OFFICE OF FINANCE - REVENUE DIVISION I HEREBY CERTIFY that on this 17th day of December, 1935, a copy MISCELLANEOUS CASH RECEIPT AMOUNT \$ 35.00 of the foregoing Entry of Appearance was mailed to Donna J. Bayne, 1770 R-01-1015-000 Brookview Rd., Baltimore, MD 21222, Petitioner; and Bob Gillen, Highland Cost of Advertising AMOUNT \$ 58. 75 shove or made at the hearing. Builders, 2123 Stillwater Rd., Eldersburg, MD 21784, who requested By Order Of ARNOLD JABLON, Zoning Commissioner of Baltimore County 24.75 Vaniouse # 179 RECEIVED Donna Chan Brine notification. B . - B # \$1 \* \* \* \* \* 35 # 6 \$ \$1 # # 72 F Advertising & proling re Gase No. 86-277A Peter Max Zimmerman VALIDATION OR SIGNATURE OF CASHIER

appearing that strict compliance with the Baltimore County Zoning Regulations would/wow/dxnot result in practical difficulty and unreasonable hardship upon the Pelitioner(s) and the granting of I also could risk losing the deposit the variance(s) requested will/will not edversely affect the health, safety, and general welfare of Donna J Bayne 1770 Broskirew Rd. Ms. Donna Jean Bayne December 13, 1995 the community, the variance(s) should /shauld you be granted. given to my contractor lecently & dis-covered my contractor had filed personal 1770 Brookview Road Therefore, IT is ORDERED by the Zoning Commissioner of Baltimere County, this \_\_\_\_\_\_ Baltimore, Maryland 21222 day of January, 19 86, that the herein Petition for Variance(s) to permit a front Battemore, MD 21222 bankruptcy and I doubt if the deposit yard setback of 23 feet in lieu of the required average setback of 27 feet be and NOTICE OF HEARING RE: PETITION FOR VARIANCE is hereby BRANTED, from and after the date of this Order, subject to the following would be refunded. (My contractor does SW/S Brookview Rd., 873' NW of November 15, 1985 not know of my awareness to the bankruptcy filing. I would prefer that Holabird Ave. (1770 Brookview Rd.) 1. The Petitioner may apply for her building permit and be 12th Election District granted same upon receipt of this Order; however, Peti-Donna Jean Bayne, Petitioner tioner is hereby made aware that proceeding at this Case No. 86-277-A time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Peti-10:00 a.m. Office of Building Engineer County Office Building Towson, MD 21204 tioner would be required to return, and be responsible It would be appreciated if my kearing could be given preferential treatment?
Thank you for your consideration. for returning, said property to its original condition. Thursday, January 16, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland re: Variance # 179 Dear Sir: cc: Ms. Donna Jean Bayne Donna Bayne People's Counsel On 11-1-85 I applied for a variance. To enclose my front porch of my home. I would like to hove my case expedited due to hardship. My home is 45 years old and very confined. There are I people now diving in this small bungalow without a bask-ment. Since there is no basement or den, I wanted to extend my living room to the front porch. CEIVED BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204
494-J211 December 18, 1985 BALTIMORE COUNTY, MARYLAND NORMAN E. GERBER ELECTOR Ms. Donna Jean Bayne COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 1770 Brookview Road Baltimore, Maryland 21222 INTER-OFFICE CORRESPONDENCE Arnold Jablon RE: Item No. 179 - Case No. 86-277-A December 30, 1985 70 Zoning Commissioner Mr. Arnold Jablen Petitioner - Donna J. Bayne DECEMBER 13, 1985 Zoning Commissioner County Office Building Towson, Maryland 22203 A STATE OF THE STA Variance Petition Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning MEMBERS Dear Ms. Bayne: Re: Zoning Advisory Meeting of NOWEMBER 17, 1985

Item + 179

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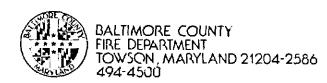
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PAUL H. REINCKE CHIEF

November 22, 1985

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Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

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Location:

SW sideBrookview Road, 873' NW Holabird Road

Item No.:

Zoning Agenda: Meeting of November 19, 1985

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Planning Group

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BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENC
TOWSON, MARYLAND 21204 DEPARTMENT OF TRAFFIC ENGINEERING

STEPHEN E. COLLINS DIRECTOR

Janaury 7, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

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Meeting of November 16, 1985

Acres: District:

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